

仙居县城关工业园区

投资指南



Investment Guide To ChengGuan Industrial Area, Xianju



浙江省仙居县城关工业园区管理委员会
Cheng Guan Industrial Area Management Committee of Xianju, Zhejiang

浙江省仙居县城关工业园区管理委员会
Chengguan Industrial Area Management committee of Xianju,Zhejiang

地址: 浙江仙居城关镇镇前路1号

电话: 0576—7772290、7795103

传真: 0576—7772344

邮编: 317300

E—mail:gypc@mail.tzptt.zj.cn

Add: No.1 ZhenQian Road, Chengguan Town, Xianju,Zhejiang

Ten:0576—7772290、7795103

Fax:0576—7772344

P.C:317300

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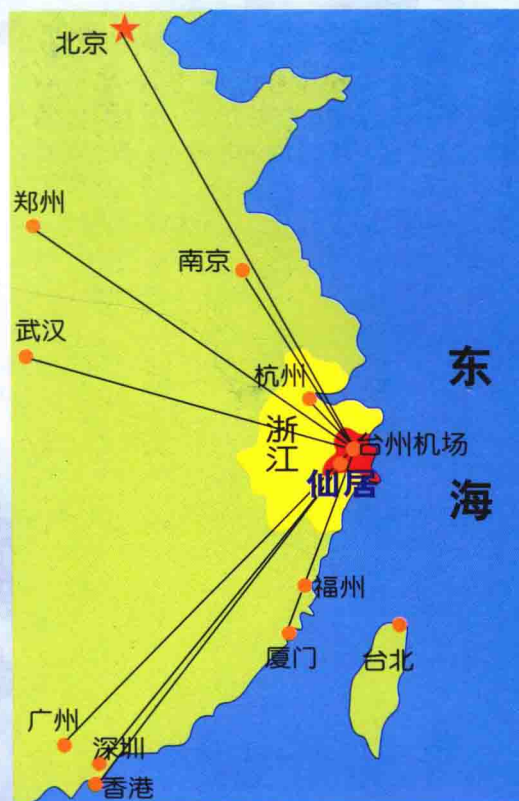
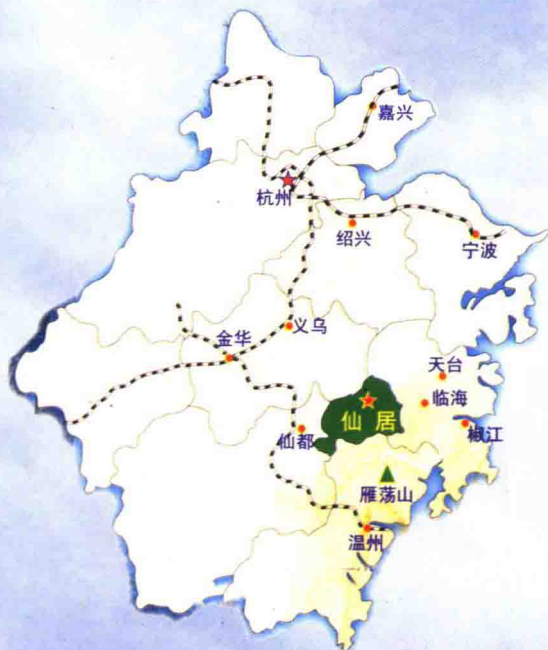
Seize opportunities, Advance Together
Sincerely cooperate, Create future



工业园区欢迎您！

Industrial Area welcome you

仙居在浙江的位置
The position of Xianju in Zhejiang



仙居在中国的位置
The position of Xianju in China



三大园区在城关的位置
Positions of the three industrial areas in the town of chengguan

概 况

仙居县，原名永安县，始建于东晋穆宗帝永和三年（公元347年），北宋景德四年（公元1007年），宋真宗以其“洞天名山，屏蔽周卫，而多神仙之宅”，下诏改名仙居。

仙居，钟灵毓秀，人文荟萃，下汤的新石器文化，全国八大奇文之一蝌蚪文，世界最大摩崖石刻大“佛”字，无不闪现出仙居古代文明灿烂奇异的光华。神奇山水孕育的仙居儿女，勤劳聪慧。历代先贤，各领风骚。唐代著名诗人项斯，其诗98首载入《全唐诗》；宋代陈仁玉，研究食用菌第一人；元代柯九思，诗、书、画称绝；明代都察院左都御史吴时来清正廉明斗严嵩，名振朝野；近代张铨创植物鞣革学之先河。他们的业绩象灿烂的星星永远闪烁在历史的天空。

由于仙居境内奇峰异石，流潭飞瀑，幽谷清溪，翠竹秀林，景色秀美，风光旖旎，2002年被国务院列为国家重点风景名胜区。走进仙居，仙乡独具一格的绮丽画卷，令您心旷神怡，留连忘返。南宋著名理学家朱熹曾两次莅临仙居，惊呼：“地气尽垂于此矣！”

仙居，资源丰富，物华天宝。古树奇木，汇成绿色的海洋；鲜果山珍，漾溢着诱人的芳香。

仙居，改革开放，龙腾虎跃，“工艺品王国”享誉世界，小水电名闻遐迩，医药化工雄霸市场，机械橡塑领先同行。基础设施建设日新月异，社会各项事业全面发展，投资环境日益改善。“海阔凭鱼跃，天高任鸟飞”。

位于仙居县城所在地的城关镇，依山傍水，全镇人口105959人，面积202平方公里，历来为全县政治、经济、文化中心。为了加快产业集聚和提升，增强企业的竞争力，推动区域特色经济的发展和城市化进程，2002年，县委、县政府组建了仙居县城关镇工业园区管理委员会，统一管理工艺品城（工艺品生产加工园），城南工业园区和城东的现代工业园区，大力发展工艺美术、机械橡塑、医药化工等行业和高新技术，新兴产业。

三大园区总占地总面积9663亩，已征用5165亩，已投入土地及基础设施资金2.3亿元。目前，已有24家企业进入工艺品城，5家企业要求进入现代工业园区，20多家企业要求进入城南工业园区，入园氛围相当浓厚。

仙居城关镇工业园区，将以优良的区位条件，完善的基础设施，优质的服务质量，优厚的优惠政策和安定的社会环境，真诚实意，迎接更多的八方志士前来园区投资，兴办企业，共同开发这方热土，创造美好明天！



Survey

Xianju county, originally named Yong'an county, was first established in 347 A.D. in the Eastern Jin Dynasty. In 1007 A.D. in the Northern Song Dynasty, Emperor Zheng Zong visited it and remarked, "The mountains here are more scenic than the surrounding ones and there are nice cave dwellings, many of which may be abodes of celestial beings", So he ordered the county to be renamed Xianju.

Xianju is a remarkable place that produces outstanding people. There has been a galaxy of talents. The stone culture which can trace back to as early as the 17th century B.C.; the marvelous written language Ketouwen; the largest carved Chinese character "佛" (Budha) on the cliff in the world-----all these are the manifestation of brilliant ancient civilization of Xianju. The inhabitants here nurtured by the wonderful mountains and streams have all along been industrious and intelligent. A number of outstanding ancients did great deeds. Just name a few of them: Xiang si of the Tang Dynasty was famous for his poetry. 98 poems of his were compiled in **All the poems of the Tang Dynasty**, a collection of poems; Chen Renyu of the Song Dynasty was the first man devoted to the research of edible fungus; Kejiusi of the Yuan Dynasty was excellent in poetry, calligraphy and painting; Wu shilei, a faithful official of the central government of the Ming Dynasty was famous all over the empire for his strongly struggling against Yansong, a treacherous court official of the same time; Chang Quan of modern times invented the technology of tanning. Their performances always shine brightly in the gallery of history like stars in the sky.

Xianju is picturesque in landscape, inside which are unique peaks & bizarre caves, deep valleys & clear streams, green woods & verdant bamboos. Xianju county has been designated a national scenic zone by China's state council. If you come to Xianju, you will feel intoxicated, even forgetting to return to where you are from. No wonder that Chuxi, a famous philosopher of the southern Song Dynasty visited Xianju twice and exclaimed "It is all fascination here."

Xianju is rich in resources. Products abound and people live in plenty. It is a world of greenness with so many ancient trees. It is a land of fruit, a treasure house of specialties from the mountains, which invited you to come here for a visit and a taste.

Xianju goes forward by leaps and bounds in the present period of reform and opening up to the outside world. As a "kingdom of arts & crafts", it is well known to the world. Its small hydropower stations attract the attention of the country; its chemical pharmaceuticals sell well at home and abroad; the production of machine rubber-plastics takes the lead in the special field; the infrastructure facilities are being improved steadily; various social undertakings have gone through an all-round development; the investment environment is turning from good to better. Our prospect is as boundless as the sea and the sky.

The town of Cheng Guan, where the county government lies, covering an area of 202 square kms, with a population of 105959, has always been the centre of Xianju's politics, economy and culture. In order to speed up the industrial gathering and improvement, strengthen the competition ability of the enterprises, promote the development of the regional specialized economy and the progress of citifying, in 2002 Xianju county government set up an industrial area management committee to take charge of the following three industrial areas-----the city of arts and crafts (the area of arts and crafts producing), the south town industrial area, the modern industrial area. These industrial areas setting up is helpful to develop arts & crafts producing, machine rubber-plastics producing, chemical pharmaceuticals producing and new technology & new properties exploiting.

The three industrial areas will cover a total area of 9663 mu, 5165 mu of which have been taken for use. 230 million Yuan has been used for the lands and the infrastructure facilities. Until now, 24 enterprises have made their homes in the city of arts and crafts, 5 enterprises are asking for permission to enter the modern industrial area and more than 20 enterprises are asking for permission to enter the south town industrial area.

They will provide the investor with the three industrial areas have ideal geographical positions, perfect infrastructure facilities, good service, favorable policies and safe social environment for the investors to come and start enterprises.

区位优势

仙居属亚热带季风气候，冬夏交替明显，气候温和，年平均气温为17.2℃，环境幽雅。

仙居交通方便，距通往全国各大城市的台州机场仅60公里，距上海450公里、杭州280公里、宁波200公里、金华167公里、温州210公里。通往金华的高速公路即将动工，过境铁路已经立项修建。

仙居人民历来热情好客，民风纯朴、社会安定、舒畅。

优惠政策

1、县外人员来我县兴办企业（含企业聘用县外中级以上专业人才），免费办理配偶，子女在我县落户手续，其子女上学按我县非农居民同等对待。

2、对引进工业项目的中介人，由县政府按实收资本金给予一次性奖励。引进100—500万元部分按1%；501万元—1000万元部分按1.5%；1001万元以上部分按2%的比例给予奖励。

3、新办企业（不包括企业搬迁、厂名更换，下同），自企业获利年度起，三年内县政府给予相当于该企业每年上交的所得税县得部分金额的奖励；实际投资额超过500万元的新办企业，自企业获利年度起，五年内县政府给予相当于该企业上交的所得税县得部分金额的奖励。

4、年销售2000万元以上（含2000万元），且入库税收200万元以上（含200万元）的企业可享受以下优惠政策：

企业应交所得税扣除新产品奖励部分后（按同口径）比上年增长2%以上的县得部分，由县政府全额奖给企业。

企业开发新产品、新技术、新工艺所发生的费用，不足销售收入1%的可按实税前列支，实际发生额超过销售收入1%，且比上年增长1%以上的，经税务部门确认后，可按实际发生额的15%抵扣应税的待额。

对上规模的企业，其经营者年薪可按以下标准税前列支：年销售收入10亿元以上（含10亿元）的企业经营者，年薪在30万元以下；年销售收入5亿元以下的企业经营者，年薪在20万元以下；年销售收入1亿元以上的企业经营者，年薪在10万元以下；年销售收入2000万元以下的企业经营者，年薪在5万元以下的。

经核准，允许企业按重估价计提折旧，年综合折旧率可按12.5%计提。

入园程序

Procedures to enter the industrial areas

填写入园申请表

园区管委会审核

立 项

办理相关手续

Fill in an applicant form for entry

Verified by the area
management committee

Establish the enterprise

Go through related formalities

Investment superiority in position

Xianju is in the subtropical region with mild monsoon climate. The seasons supersede apparently. The average annual temperature is 17.2°C. The environment here is quiet and tastefully laid out.

Xianju has a good transport service. Sixty Kms away from Xianju there is Taizhou Airport where there are flights scheduled to various major cities across the country. It is 450 Kms from Shanghai, 280 Kms from Hangzhou, 200 Kms from Ningbo, 167 Kms from Jinhua and 210 Kms from Wenzhou. The expressway to Jinhua and the railway extending through the county will start to be built.

Xianju's people are hospitable, simple and honest. Its social order is well maintained.

Preferential Policies

1. If people from outside Xianju come to start enterprises, their spouses and children will go through formalities to settle in Xianju without being charged and their children are equally treated as the local non-agricultural children when they go to school. The policy is also applicable for the professional talents of middle rank or above from outside Xianju employed by the enterprises in Xianju.

2. The introducers who bring in industrial items will be rewarded by the county government according to the actual investment capital. One who brings in 1-----5 million Yuan will be given 1.00% of the actual investment capital. One who brings in 5.01-----10 million Yuan will be given 1.50% of the actual investment capital. One who brings in above 10.01 million Yuan will be given 2.00% of the actual investment capital.

3. Newly established enterprises will be rewarded yearly by the county government for three years from the year when they begin to make profits. The locally retained portion of income tax will be returned to the enterprises as a reward. The enterprise whose actual investment capital is over 5 million Yuan will be rewarded yearly for five years.

4. The enterprises whose gross sales exceed 20 million Yuan (including 20 million Yuan) and whose godown tax exceeds 2 million Yuan (including 2 million Yuan) will enjoy the following preferential policies:

If the locally retained portion of income tax after the reward for new products is deducted increases by 2.00% compared to the last year, the county government will return the increasing portion to the enterprises in full as a reward. If the costs for developing new products and new technology are below 1.00% of the gross sale, the costs are not taxed. If the costs exceed 1.00% of the gross sales and increase over 1.00% compared to the last year, the enterprises can deduct 15% of the costs will be taken for part of the tax after the tax management department has verified.

If the managers of larger enterprises who accord with the following demands, their annual salary is not taxed. The demands are as follows: one, the annual gross sales of whose enterprise exceed 1000 million Yuan (including 1000 million Yuan) and whose annual salary is below 300 thousand Yuan; one, the annual gross sales of whose enterprise exceed 500 million Yuan (including 500 million Yuan) and whose annual salary is below 200 thousand Yuan; one, the annual gross sales of whose enterprise exceed 100 million Yuan and whose annual salary is below 100 thousand Yuan (including 100 million Yuan); one, the annual gross sales of whose enterprise exceed 20 million Yuan (including 20 million Yuan) and whose annual salary is below 50 thousand Yuan.

After being verified, the enterprises are allowed to be depreciated by reevaluating and the annual depreciation rate will be 12.5 %.

工艺品城

Gong Yi Pin Cheng

地理位置:

工艺品城位于仙居县城西北角(距县城约2公里), 东以孟溪为界, 南以322省道(原35省道)临石线为界, 西邻三桥溪, 北至城市规划区边缘, 环境优美, 交通运输十分便利。

园区规模:

园区规划总面积3500亩, 一期工程占地830亩, 总投资约2.5亿元, 共有24家企业入园; 二期工程占地2670亩, 正在进行基础设施建设。工艺品城划分为综合区, 生产加工区、生活区、休闲区四个区。2000年4月, 被批准为省特色工业园区, 并被列入省级重点工程。2002年2月, 工艺品城被省经贸委等10委、厅、局命名为省级工业专业区。

主导产品:

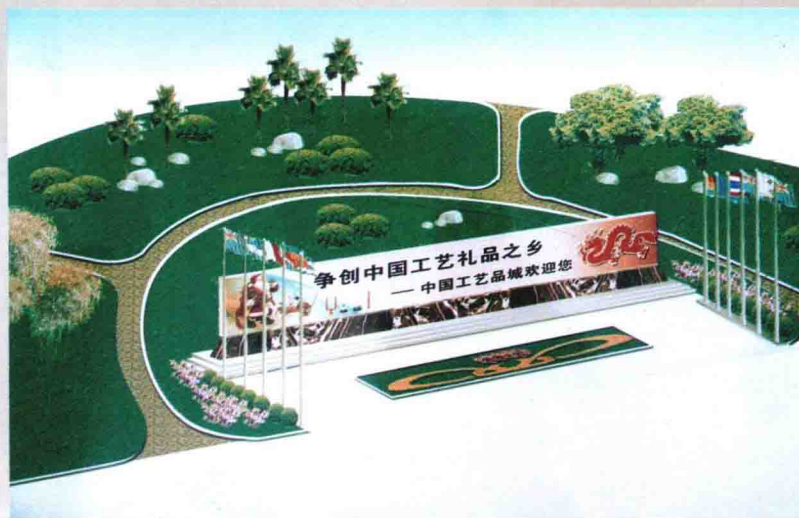
仙居素有“工艺品王国”之美誉, 工艺品产量, 出口量和产品专利三项列全国第一, 是全国最大木制工艺品出口生产基地。仙居工艺品有竹、木、草、铁件、金银、彩石镶嵌、沙布娃娃、蜡烛等系列产品共15大类1万多个品种。园区的主导产品是工艺品, 也发展新兴产业、高新技术、机械橡塑、食品制造、纺织等低污染或轻污染项目。

优惠政策:

- 1、园区用地价格为每亩8—11万元, 含土地征用费, 土地报批费、城建配套费、“五通”、地级差等费用。具体审批手续由园区管委会提供一条龙服务。
- 2、县外投资者入园创办企业实际投资额在200—500万、501—1000万、1001—2000万、2001—3000万、3001万以上的, 企业用地价格分别给予优惠10%、20%、30%、40%、50%。
- 3、实际利用外资100万美元和200万美元以上的外商投资项目, 企业用地价格在第2条的基础上再分别优惠20%、30%。

目标:

通过精心的设计, 有序的开发, 严格的管理, 积极吸引国内外资金, 创造条件, 把园区建设成为全国最大的工艺品生产加工基地和交易中心。



园区规划平面图

The plane figure of the city of arts and crafts

The city of arts and crafts

Geographical position

It lies to the northwest of the town, about 2 Kms from the town, bordering Yu stream to the east, the provincial highway 322 to the south, Shang Qiao stream to the west and its northern boundary is the northern edge of the planned city. It has a beautiful environment and a good transport service.

Scale

It covers a total area of 3500 mu. The first phase of the project covers 830 mu. 250 million Yuan has been used for the first phase of the project. 24 enterprises have made their homes there. The second phase of the project covers 2670 mu, whose infrastructure facilities are under construction. The city of arts and crafts is divided into four parts. They are the synthetic part, the producing part, the living part and the leisure part. In April, 2000, it was approved to be a specialized industrial district at provincial grade and was in the list of provincial major projects. In Feb, 2002, it was named the provincial grade industrial district by about 10 departments including the province economy and trade committee.

Leading products

Xianju is well known as a "kingdom of arts and crafts". It leads in the quantity of handicraft articles, in the total volume of handicraft export and in the number of patent of handicrafts in all China. Xianju is the major base of wooden handiwork production and export in the country. It has 15 categories of products in more than ten thousand varieties using bamboo. Wood, glass, iron, gold, silver and colourful stones etc. As materials the leading product of this area is handiwork. It also develops new properties, high and new technology, machine rubber-plastics, food processing, spinning and weaving and other items with no or less pollution.

Preferential policies

1. The land in the area is offered at the price of 80-110 thousand Yuan a mu (including the costs for commandeering land, examining and approving land and necessary city facilities etc.). The industrial area management committee will offer its convenient service to help the enterprises to go through formalities.

2. The investors from outside the county come to the area to start enterprises will use the land on preferential terms by a 10%, 20%, 30%, 40% or 50% reduction of land price. If their actual investment capital is 2-5, 5.01-10, 10.01-20, 20.01-30 or exceeds 30.01 million Yuan.

3. The enterprise whose actual foreign investment capital is above one million dollars or two million dollars can use the land on preferential terms by a 20% or 30% reduction of land price more besides enjoying the second preferential policy.

Aim

The area will be built into the major base of handiwork production and trade center of handiwork in China by means of designing carefully, developing orderly, managing strictly and attracting the investment capital from at home and abroad.

已入园投产的企业

The enterprises which have entered the industrial area and gone into operation



城南工业园区

Cheng Na Gong Ye Yuan Qu

城南工业区位于仙居县城关南部龙皇山下，永安溪河埠段旁，四周以规划城市道路为界，东、西、北三面均为城市规划建成区，总用地为1165亩，其中原城南开发区面积365亩。本次征地范围为800亩。园区基础设施建设已全面展开。

园区拟引入主导企业：电子家电、机械橡塑、食品制造、工艺美术等。

园区用地价格为每亩10—13万元。

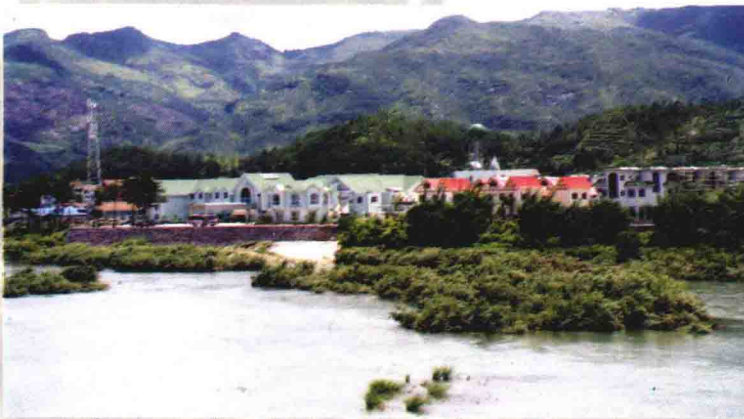
优惠政策参照工艺品城。

The south town industrial area

It lies at the foot of longhuang hill in the south of the town beside YongAn stream. It covers 1165 mu, 365 mu of which are of the formal south town developing district. It has the convenient transport condition. The infrastructure facilities are all under construction.

The leading enterprises are planned to be about electron and home electrical equipment, machine rubber-plastics, food processing and arts etc. The price of the land is 100-130 thousand Yuan a mu.

The preferential policies are the same as those of the city of arts and crafts.



Fushiyuan holiday -making Resort



现代工业园区

Xian Dai Gongyeyuan Qu

现代工业园区位于仙居县城东部郊区,距县城约8公里,规划用地总面积5000亩,其范围东到徐家岙村,南至永安溪,西至桥下溪,北至35省道。园区一期占地面积1483亩。

园区拟引进主导产品医药化工企业等。园区用地价格为每亩5—8万元。

优惠政策参照工艺品城。

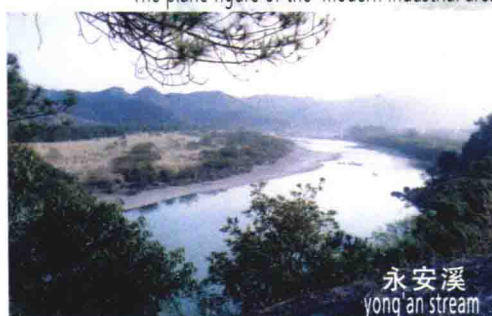


园区平面规划图
The plane figure of the modern industrial area

The modern industrial area

It lies in the suburbs to the east of the town, about 8 Kms from the town. It covers 5000 mu. The first phrase of the project covers 1483 mu. The main enterprises are planned to be about chemical pharmaceuticals. The land is offered at the price of 50-80 thousand a mu.

The preferential policies are the same as those of the city of arts and crafts.



永安溪
yong an stream



施工中的园区
The industrial area under construction